





Total area: approx. 65.2 sq. metres (701.6 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

GUIDE PRICE £375,000-£395,000

Kurtis Property have brought to the market the fantastic opportunity to purchase this well presented and well maintained two bedroom terraced house situated in a sought after residential location of Rush Green, Romford.

The property has been recently refurbished and comprises two double bedrooms, a new modern fitted kitchen, spacious lounge, new downstairs WC, new first floor bathroom, well-maintained private rear garden, wooden summerhouse/outbuilding and off street parking for one car.

With Rush Green having good transport links into Romford & Dagenham, easy access to London Stations is offered. There are a range of local amenities including Barking & Dagenham College & Queens Hospital.

Contact us now to arrange a viewing and avoid disappointment!

Council Tax Band D
EPC Rating D

- Recently Refurbished Two Bedroom Terrace House
- Ideal First Time Purchase or Buy To Let Investment
- New Modern Fitted Kitchen
- New First Floor Bathroom & Ground Floor WC
- Council Tax Band D
- Private Rear Garden With Wooden Outbuilding/Summerhouse
- Off Street Parking/Driveway
- Close to Local Amenities & Transport Links
- Sought After Location
- A Must View!